GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Tirupati District – Tirupati (Urban) mandal, Settipalli Village – Allotment of minimum of 2.00 cents to each plot owner with in the area as per the policy of "Housing for All" in partial modification to G.O.Ms.No. 173, Revenue (EA&AR) Department, dt.15.02.2019 and to retain TUDA as the Executing Agency for executing the Settipalli Development works – Orders – Issued

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REVENUE (LANDS –VIII) DEPARTMENT

G.O.MS.No. 328 **Dated: 10-09-2025**

Read the following:

1. From the District Collector, Chittoor, Letter Roc.No.F6/9396/1994, dt. -11-2018.
2. From the Spl.CS & CCLA's Ref.No.Set.1(1)/269/2015, dt.15.11.2018.
3. G.O.Ms.No.60, Revenue (EA&AR) Department, dt.24.01.2019.
4. From the District Collector, Chittoor, Letter Roc.No.F6/5368/2010, dt. 07.02.2019.
5. G.O.Ms.No.173, Revenue (EA & AR) Department, dated 15.02.2019.
6. G.O.Ms.No.610 of Revenue (Lands VIII) Department, dated 22.12.2023
7. Roc No. F1/e-45379/ dated: 02.09.2025 of the District Collector, Tirupati.
8. CCLA's Ref.No.Sett.I(1)/263/2015, date:03-09-2025 from CCLA & Spl.CS

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ORDER:

In the reference 3rd read above, Government have constituted a committee headed by District Collector, Chittoor to submit detailed proposals regarding the criteria to be adopted for allotting house plots including among other things, Registration, Nature of enjoyment, the location and share of such allotment of the House plots in Settipalli Village, Tirupati (Urban) Mandal, Chittoor District.

2. In the reference 5th read above, Government have approved the report of the Committee constituted for regularization of land in Settipalli village of Tirupati (Urban) Mandal submitted vide reference 4th read above. Subsequently through the reference 6th read above and assigned the execution of Development works to Municipal Corporation, Tirupati.

3. In the reference 7th read above, the District Collector conducted enjoyment Survey and reported that there are 2206 number of House site plot owners enjoying an extent Ac. 123.09 cents of Government land / Poramboke land as House sites. They agreed for allotment of House sites based on Sharing pattern of 30% for agricultural lands, 50% of house sites excluding the common area subject to other conditions and Government have approved the said committee report and issued G.O.Ms.No.173, Revenue (EA&AR) Department, dt.15.02.2019.

4. The Collector has further reported that as per G.O.Ms.No.173, Revenue (Lands –VIII) Department, dt.15.02.2019, 2206 house site plot owners will get 50% of the extent of their plot under enjoyment. But there is no mention of minimum extent to be allotted to these house site plot enjoyers. Further, there are 961 such beneficiaries, who have below 3 cents of House site plot enjoyment and will thus get below 1.5 cents. These enjoyers have continuously requested that a minimum of 1.5 cent plot each may be allotted to ensure a minimum standard of living. The District Collector also reported that the Tirupati Municipal Corporation is not in a position to take up the Development works of Settipalli Village due to non-release of funds from MA & UD Department and also due to insufficient funds in Tirupati Municpal Corporation and requested to issue necessary orders to transfer the settipalli village Development works to TUDA as executing agency.

5. The Collector further reported that as resolved in the District Level committee on Settipalli, Tirupati (Urban) Mandal dt.30.03.2025, requested as follows:

a. In G.O.Ms.No.173, Revenue (EA &AR) Department, dated 15.02.2019, 2206 house site plot owners will get 50 % of the extent of their plot under enjoyment but there is no mention of minimum extent to be allotted to these house site plot enjoyers after this exercise. Further, there are 961 such beneficiaries, who have below 3 cents of house site plot enjoyment and will thus get below 1.5 cents after the current exercise. These enjoyers have continuously requested that a minimum of 1.5 cents plot each may be allotted, to ensure a minimum standard of living' Hence a decision is required from the Government in this regard, and
b. that Tirupati Municipal Corporation is not in a position to take up the development of Settipalli Lands due to insufficient funds requested to transfer the Settipalli Development works to TUDA.

6. In the reference 8th read above, the CCLA & Spl.CS, AP has forwarded the above proposal of the District Collector, Tirupati for necessary action.

7. Government after careful examination of the proposal of the District Collector, Tirupati, here by order:

a. Partial modification to G.O.Ms.No.173, Revenue (EA&AR) Department, dt. 15.02.2019, for allotment of minimum of 2.00 cents to each plot owner in Settipalli Village, Tirupati Urban Mandal, Tirupati District as per the policy of "Housing for All", as the original G.O.Ms.No.173 does not prescribe a minimum extent of such a holding, and as per the long-standing request of the public to ensure and to assure a suitable standard of living in the model township of Settipalli Village, Tirupati Urban Mandal, Tirupati District as the land required for allotting minimum of 2.00 cents to each plot owner, will be met from within the area reserved for the house site plot owners and without affecting the area reserved for the Government.
b. To retain TUDA as the executing agency of Settipalli Development works, duly cancelling G.O.Ms.No.610 of Revenue (Lands.VIII) Department dt. 22.12.2023, wherein the Municipal corporation of Tirupati was assigned as the Executing Agency.

8. The Chief Commissioner of Land Administration & Spl.CS, AP, Mangalagiri and the District Collector, Tirupati shall take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Spl.CS, APIIC Building, Mangalagiri, Guntur District, A.P.,
The Collector & District Magistrate, Tirupati District.
Copy to:
The PS to Principal Secretary to Hon'ble C.M.
The OSD to Hon'ble Minister (Revenue, R&S)
The OSD to Hon'ble Minister (MA& UD).
The OSD to the Chief Secretary to Government of A.P.
The PS to the Spl.Chief Secretary to Government, Revenue (Lands) Department.
The PS to the Principal Secretary to Government, MA & UD Department.
The Finance (Revenue) Department, AP Secretariat.
The G.A.(Cabinet) Department w.r.t
SC/SF (Computer No. 2289071)

//FORWARDED::BY ORDER//

SECTION OFFICER